



WESTFIELD-WASHINGTON
TECHNICAL ADVISORY COMMITTEE

November 04, 2013
1310-DP-15 & 1310-SIT-10
Exhibit 1

Petition Number: 1310-DP-15 & 1310-SIT-10

Subject Site Address: Austrian Pine Way and 175th Street intersection

Petitioner: Tractor Supply Co., c/o Steve Younger

Request: Petitioner requests Development Plan and Site Plan review for a new building on 3.64+/- acres within the Springmill Pointe Commercial Subdivision.

Current Zoning: Maple Knoll PUD, SR 32 Overlay District

Current Land Use: Vacant

Approximate Acreage: 3.64 acres

Zoning History: Ord. 04-02 Rezoning to Maple Knoll PUD

Exhibits:

- 1) Staff Report
- 2) Aerial Location Map
- 3) Site Plans
- 4) Building Elevations
- 5) Landscape Plan
- 6) Ord. 04-02 (Maple Knoll PUD)

Staff Reviewer: Ryan Clark, Associate Planner

Procedural

Approval of a Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The petitioner's request is for the Development and Site Plan approval for a new building to be located on approximately 3.64 acres, along the west side of Austrian Pine Way, south of 175th Street (see Exhibit 2). The property is approximately 450 south of the State Route 32 and Austrian Pine Way intersection and is within the new commercial center, Springmill Pointe (1310-DP-14; 1310-SPP-06).



The property is zoned Maple Knoll Planned Unit Development ("Maple Knoll PUD") and is currently used agriculturally. The property is bordered by currently undeveloped land in the Maple Knoll PUD to the north and west, existing businesses zoned General Business to the east, and the Pine Ridge subdivision to the south.

The Petitioner is proposing 19,091 square foot +/- building with a 15,052 square foot +/- fenced outdoor sales area and 5,398 square foot +/- sidewalk display area. The permanent sidewalk displays areas are bordered by four (4) foot split rail fence with brick columns. The outdoor sales area is enclosed with an eight foot-eight inch (8'-8") wrought iron fence with brick columns.

The petition was reviewed by the Technical Advisory Committee on September 24, 2013.

DEVELOPMENT PLAN REVIEW COMMENTS

Maple Knoll PUD (Ord. 04-02) – "Employment District" – underlying General Business (GB) zoning

1) Permitted Uses (11.1)

- a. Agricultural supply, Home Improvement Center, Hardware

Comment: Complaint

2) Development and Architectural Standards (12.1 see exhibit 13)

- a. Exhibit 13: Development and Architectural Standards – Employment District

- b. Lots

- i. All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard
 - ii. Minimum lot width at building line: 20 feet
 - iii. Minimum Lot depth: 100 feet
 - iv. Minimum lot Area: 2,000 square feet
 - v. Front Setback: 0-80 feet
 - vi. Minimum side Setback: 0 feet
 - vii. Minimum rear yard setback: 0 feet
 - viii. No building shall be closer than thirty (30) feet to Spring Mill, SR 32, or Austrian Pine Way; 40 feet if abutting Pine Ridge/Quail Ridge Subdivision

Comment: Compliant

- c. Buildings

- i. Maximum building height: Thirty-five (35) feet
 - ii. Minimum Building Separation: 0 feet (attached) and 12 (detached)

Comment: Compliant

- d. Exterior Materials and Colors



- i. See SR 32 Overlay Building Materials section
- e. Facades
 - i. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - ii. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. Façade definition: The front elevation of a building
Comment: Compliant
 - iii. Plane Projections: Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plan projections or recesses having a depth of at least 3% of the length of façade and extending at least 20% of the length of the façade. (See SR 32 Overlay requirements Building elevations for compliance)
- f. Roofs
 - i. See 32 Overlay Architectural Design Requirements
- g. General
 - i. Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.
 - ii. Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter street shall be prohibited unless, between any such building and the Perimeter street, there is another building.
Comment: N/A
- h. Landscaping (Section 13, Exhibit 17)
 - i. WC 16.06.040 General Landscape Standards
 - 1. Softening of walls and fences- Plant materials other than ground cover shall be placed intermittently (approx. every 40 feet) against long expanses of building walls or fences.
Comment: Petitioner is working with ECD staff to ensure compliance.
 - ii. WC 16.06.050 On Site
 - 1. Business Uses
 - a. Minimum number of plant materials per acre: (3.46 acres)
 - b. Shade trees – 10 per acre (36 shade trees)
 - c. Ornamental or Evergreen Trees – 10 per acre (36 trees)
 - d. Shrubs – 25 per acre (86.5 shrubs)
Comment: Petitioner is working with ECD staff to ensure compliance.
 - 2. Road Frontage Standards
 - a. One Shade per forty (40) linear feet next to public right-of-way (Counts towards on-site requirements)
 - b. Access Road (430 ft) – 11 shade trees required

- c. Austrian Pine way (380 ft) – 10 shade trees required
Comment: Petitioner is working with ECD staff to ensure compliance.
- iii. WC 16.06.060 Buffer Yard Requirements
 - 1. East Buffer (along Austrian Pine Way) – E1 zoning – 15 foot buffer (*counts towards on site requirements)
 - a. 1 evergreen tree and five evergreen shrubs per 30 linear feet (380 feet)
 - b. 380 feet= 13 Evergreen Trees and 65 evergreen shrubs required
Comment: Petitioner is working with ECD staff to ensure compliance.
 - 2. South buffer (along Pine Ridge) – SF4 zoning – 40 foot buffer (*counts towards on site requirements) (Midland Trail counts towards buffer distance however plantings are still required)
 - a. 1 evergreen tree and five evergreen shrubs per 30 linear feet
 - b. 390 feet= 13 Evergreen trees and 65 evergreen shrubs
Comment: Petitioner is working with ECD staff to ensure compliance.
- iv. WC 16.06.070 Parking Area Landscaping
 - 1. Interior Parking Lot Landscaping
 - a. 25-49 parking spaces requires 7.5% percentage of vehicular area to be landscaped
 - 2. Parking lot landscaping
 - a. Unbroken rows of parking shall be no longer than 200 feet in length
 - b. Parking lot islands shall include at least (1) tree and (4) shrubs
Comment: Compliant
 - 3. Perimeter parking lot landscaping
 - a. Perimeter landscaping required for parking lots with 10 or more spaces where
 - i. Parking lot is located in required side yard
 - ii. Parking lot located within 20 feet of a lot line or right-of-way line
 - b. Perimeter parking lot landscape areas shall at least be 5 feet wide extend along perimeter of parking lot
 - c. Trees count towards total on-site requirement
 - d. Landscape area shall include



- i. (1) tree per (30) linear feet of parking lot length
 - ii. (1) shrub per (3) feet of parking lot length
- Comment: Petitioner is working with ECD staff to ensure compliance.

i. Signage (Section 14, see exhibit 18)

- i. Reviewed on separate permit

j. Lighting (Section 15, see exhibit 19)

- i. All light fixtures shall be shielded and direct light downward towards the earth's surface
- ii. Light should minimize glare
- iii. Direct light from adjacent property owners
- iv. Light poles shall not exceed 25'
- v. Light meter readings shall not exceed:
 - 1. (0.5) foot candles at single family residential property and (1.0) foot candle at all other nonresidential property lines.
- vi. Lighting under awnings shall only illuminate a building front, sign, or sidewalk, but shall not illuminate awning itself.

Comment: Petitioner is working with ECD staff to ensure compliance.

k. Parking (Section 16, see exhibit 20)

i. Loading Berths

- 1. Two berths for businesses with 10,001-25,000 Sf of space
- 2. Screening: See landscaping
- 3. Size of parking spaces
 - a. 10 feet in width x 20 feet in length
- 4. Required Spaces
 - a. One (1) space for each 250 SF of gross retail space.

Comment: Petitioner is working with ECD staff to ensure compliance.

l. Street Standards (section 17, exhibit 21)

- i. Public streets shall meet the standards of the City of Westfield.

m. Open Space/Trails (section 18)

- i. The open space in the employment district shall be greater than or equal to 5% of the area of the Employment District.
- ii. Any portion or segment of Midland Trail System which is located within and part of the Real Estate shall be (25) feet in width and shall be paved by the developer, to a width of (12) feet to the standards and specifications of the town.

Comment: N/A



1) Overlay District Standards: US 31 Overlay (exempt from 1212-VS-16).

The subject property is located within the **SR 32 Overlay District WC 16.04.065** (the "Overlay");
SR 32 Overlay District WC 16.04.065

- a) Access Control Requirements (WC 16.04.065 (5)
 - i) All developments shall provide vehicular and pedestrian interconnectivity between neighboring uses, parking lots, and developments.
Comment: Petitioner is working ECD staff to ensure compliance.
- b) New road cuts shall not be permitted unless specifically approved by the Westfield City Council and Indiana Department of Transportation.
- c) Access roads in substantial compliance with the design plan included at figure 16.04.065.D shall be provided by developers.
- d) Setback Requirements
 - i) Max setback: no further than one hundred and twenty (120) feet from SR 32 ROW
 - ii) Min setback: Thirty (30) feet from SR 32 ROW
Comment: Compliant
- e) Height and Area Requirements
 - i) Building Height
 - (1) Minimum building height (18 ft or buildings with flat roofs with parapets on all sides that extend to 18 feet
Comment: Compliant
 - (2) Multiple Stories: encouraged but not required
 - (3) Maximum building height: no maximum
 - ii) Gross Floor Area
 - (1) Min. gross floor area: Five Thousand (5000) sq ft (enhanced arch. materials may be required for structures no meeting minimum)
 - (2) Max gross floor area: no maximum
Comment: Compliant
- f) Architectural Design Requirements
 - i) Design theme general standards
 - (1) All structures shall be thoughtfully designed in a manner that visually and functionally complements existing topography of the building site
 - ii) Building elevations
 - (1) All building elevations shall be encouraged to have defined base or foundation, a middle or modulated wall, and a top formed by pitched roof or articulated cornice
 - (2) Building elevations which are ninety (90) feet or greater in length, shall be designed with aggregate offsets of not less than ten (10) percent of the building elevation length. Offsets shall not be constructed at intervals of not greater than sixty (60) feet.
 - (3) All buildings shall be constructed with the same quality of building materials and same level or architectural detail on all elevations of such buildings.

Comment: Compliant

- (4) Openings
 - (a) Openings line up vertically and horizontally with other openings
 - (b) Arranged in a balanced, relatively uniform fashion
 - (c) Exceptions if organized in aesthetically pleasing manner
- iii) Gutter and downspouts visually integrated with arch. style of structure
- iv) Roofs
 - (1) Pitched roofs
 - (2) Simply and symmetrically pitched
 - (3) Clad in wood, slate, composition, clay tiles, or standing seams panels
 - (4) If asphalt composition shingles: color, grade, non-reflective
 - (5) If standing seam: color and non-reflective
- v) Flat roof
 - (1) Permitted if edged by architectural moulding, an articulated cornice feature or a decorative parapet wall
 - (2) Parapets shall be fully integrated into arch. design of buildings to create a seamless design transition between main building mass and roof-mounted arch elements
 - (3) Modulation of roof/roof lines required to eliminate appearance of box shaped buildings
 - (4) Dormers designed with appropriate details
 - (5) Visible vents

Comment: Petitioner is working with ECD staff to ensure compliance.
- vi) Main Entrances
 - (1) Shall be designed with main entrance and at least two (2) windows openings associated with main entrance
 - (2) Buildings entrances shall be defined and articulated by arch. elements appropriate to building
 - (3) Location, orientation, proportion shall compliment style of building
- vii) Windows
 - (1) All windows design shall be compatible with style, materials, color, details, and proportion of building.
 - (2) Window trim and other design elements shall be designed to accent the windows
- viii) Awnings
 - (1) Fixed or retractable awnings are permitted if they complement the building's architectural style material, colors, and details
 - (2) Made of non-reflective material
 - (3) Shall be kept in good repair
 - (4) Awnings shall not be removed unless building will comply without awnings.
- ix) Drive-thrus and fueling station
 - (1) Drive-thru windows and lanes shall not be permitted between the right-of-way line and SR 32 and the side of structure that is nearest to said right-of-way.
 - (2) Vehicular Pumps and Canopies- N/A
- x) Building materials
 - (1) Brick and other masonry materials shall be preferred exterior building material

- (2) Wainscot of brick or other masonry encouraged
- (3) Min. 60% of each building elevation shall be covered in brick or other masonry material. E.I.F.S shall not constitute a brick or masonry material.
- (4) Max 25% of each building elevation may be covered in metal or vinyl exterior building material.
- (5) Increased or enhanced use of brick and other masonry materials and other arch. ornamentation shall be required around building entrances and elevations visible to SR 32.

Comment: Compliant

g) Landscaping and Amenity Requirements

- i) Purpose: establish alternative transportation corridor
 - (1) Policy that trail corridor and improvements by owned and maintained by City the City of Westfield.
- ii) Trail corridor requirements
 - (1) A linear greenspace along each side of SR 32 that contains alt. transportation trail.
 - (2) Width: Min. of 30 feet measured from SR 32 ROW line or edge of pavement, whichever results in a greater distance from SR 32 centerline.
- iii) Alternative transportation trail
 - (1) Installed in substantial compliance with figure 16.04.065(r)
 - (2) Alt trail shall be at least eight (8) ft in width and constructed in compliance with City construction standards.
- iv) Interconnectivity: Alt. transit interconnectivity between neighboring uses, developments, and the Trail Corridor shall be required.

Comment: Petitioner is working with ECD staff to ensure compliance.

v) Corridor Plantings

- (1) Primary landscape material: shade trees, ornamental trees, shrubs, ground cover, and grass
- (2) Min. of three (3) shade trees and one (1) ornamental tree ever one hundred (100) linear feet of trail corridor.
- (3) Shade trees planted shall be spaced: Min. fifteen (15) feet; Max forty (40) feet
- (4) Trail Corridor planting shall be counted toward meeting planting requirements

Comment: N/A

vi) Mound/berms

- (1) Mound and berms encouraged

h) Miscellaneous Requirements

- i) Loading berths
 - (1) Not visible from 32
 - (2) Minimize visibility from other ROW
 - (3) Shall comply with following standards
 - (a) Location
 - (b) Screening
 - (c) Landscaping

Comment: Not Compliant



- ii) Dumpsters
 - (1) Dumpsters shall be completely and permanently screened from view of public rights-of-way and adjoining properties.
 - (2) Screening methods: solid wall, fence enclosure that complements primary structure
 - (3) Structurally connected to primary structure encouraged
 - (4) Man-doors shall be encouraged
 - (5) Enclosures shall be kept closed at all times when not in active use
 - Comment: Petitioner is working with ECD staff to ensure compliance.
 - iii) Mechanical equipment
 - (1) Shall be permanently screened from view
 - iv) Water retention/Detention ponds
 - (1) Natural appearance- designed with natural appearance, vegetation encouraged
 - (2) Side slopes shall not exceed 4:1 (wet pond)
 - (3) Side slopes shall not exceed 4:1(dry pond) and shall be graded to harmonize with overall open space design of the site.
 - Comment: Petitioner is working with ECD staff to ensure compliance.
 - v) Walls and Fencing
 - (1) Permitted fences: masonry, decorative metal, finished wood
 - (2) Prohibited: non-solid wood, chain link, non-decorative corrugated metal, electrified fences
 - (3) Walls/fencing shall not be located in front yard
 - (4) Permitted in side yard if consistent with primary structure building materials
 - Comment: Petitioner is working with ECD staff to ensure compliance.
- 2) **Subdivision Control Ordinance:** Not applicable. No subdivision is being proposed.
- 3) **Development Plan Review Standards:** (WC 16.04.165(D)(3))
- a) **Site Access and Site Circulation:**
 - i) Standard: All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.
Comment: Petitioner is working with Westfield Public Works Department (WPWD) to ensure compliance..
 - ii) Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
Comment: Petitioner is working with WPWD to ensure compliance.
 - iii) Standard: Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.
Comment: Petitioner is working with ECD staff to ensure compliance.



b) **Signs:** (WC 16.08 *et seq.*) Not applicable.

- 4) **Comprehensive Plan Compliance:** The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

Comment: The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are contemplated along Westfield highway corridors. These types of uses are intended to be employment-generating uses. However, the Comprehensive Plan does acknowledge retail uses that are subordinate to and supportive of office and service uses, as acceptable.

- 5) **Street and Highway Access:** The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: Petitioner is working with WPWD to ensure compliance.

- 6) **Street and Highway Capacity:** The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development

Comment: To be reviewed by WPWD.

- 7) **Utility Capacity:** The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

Comment: To be reviewed by WPWD and other service providers.

- 8) **Traffic Circulation Compatibility:** The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: To be reviewed by WPWD.

STAFF COMMENTS

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Ryan Clark at 317.674.6599 or rclark@westfield.in.gov.